

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 9th day of May 2002.

ATTEST:

Connie Hooks, City Secretary

Mayor

APPROVED:

Roranne Ihemelik
City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to R-1 Single Family Residential.

36.27 acres being all that certain lot, tract, or parcel of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas, and being a remainder of that same called 37.13 acre tract conveyed to Thurmond and Windham as described by deed recorded in VOLUME 3900 PAGE 215 of the Official Records of Brazos County, Texas, said acre tract being more particularly described in the attached Exhibit "B" and shown graphically in Exhibit "C".

**METES AND BOUNDS DESCRIPTION
OF A
36.27 ACRE TRACT
(PROPOSED R-1 ZONE)
THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 36.27 acre tract or parcel of land, lying and being situated in the Thomas Caruthers League, Abstract No. 9, College Station, Brazos County, Texas, and being a remainder of that same called 37.13 acre tract conveyed to Thurmond and Windham as described by deed recorded in VOLUME 3900 PAGE 215 of the Official Records of Brazos County, Texas, said 36.27 acre tract being more particularly described as follows:

BEGINNING at the south corner of said 37.13 acre tract, and lying in the northwest right-of-way line of Greens Prairie Road;

THENCE N 48° 08' 02" W – 1375.70 feet with the southwest line of said tract to a point for corner;

THENCE N 41° 52' 26" E – 650.00 feet with the northwest line of said tract to a point for corner;

THENCE S 82° 55' 43" E – 700.87 feet with said northwest line to a point for corner;

THENCE N 41° 51' 44" E – 262.67 feet with said line to a point for corner;

THENCE S 70° 46' 00" E – 157.10 feet with said line to a point for corner;

THENCE N 41° 51' 44" E – 51.88 feet with said line to a point for corner;

THENCE S 76° 00' 00" E – 200.00 feet with said line to a point for corner;

THENCE N 51° 00' 00" E – 175.05 feet with said line to a point for corner;

THENCE S 73° 00' 00" E – 496.40 feet with said line to a point for corner, and lying in said Greens Prairie Road right-of-way line;

THENCE S 41° 51' 48" W – 475.00 feet with said right-of-way line to a point for corner, and being that same 5.00 acre tract conveyed to Billy Pittman, Jr., et ux, as described by deed recorded in VOLUME 4163 PAGE 10 of said Official Records;

THENCE N 48° 08' 16" W – 580.77 feet with the northeast line of said 5.00 acre tract to a point for corner;

THENCE S 41° 52' 04" W – 375.00 feet with the northwest line of said tract to a point for corner;

THENCE S 48° 08' 16" E – 580.80 feet with the southwest line of said tract to a point for corner, and lying in said right-of-way line;

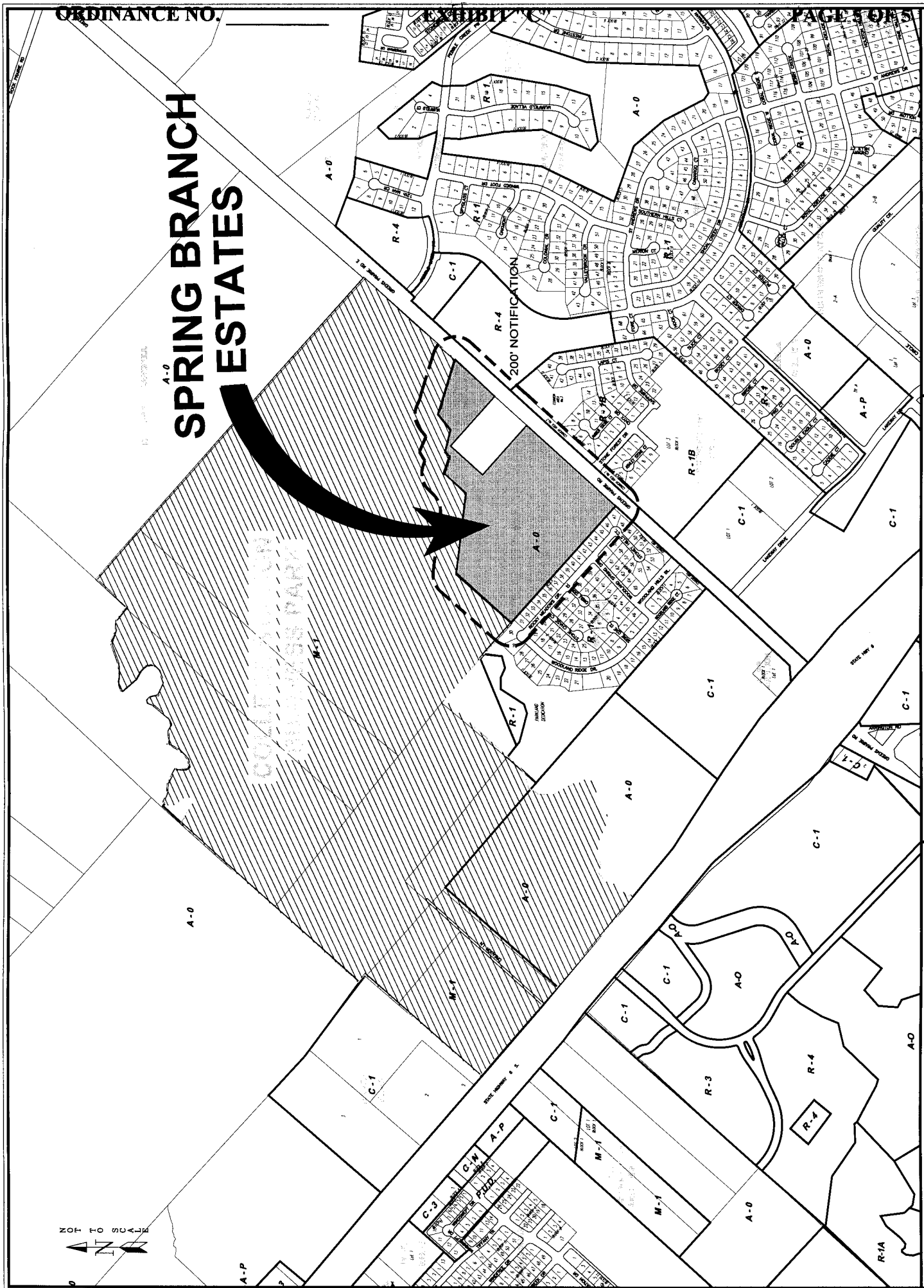
THENCE S 41° 51' 48" W – 1049.99 feet with said right-of-way line to the PLACE OF BEGINNING and containing 36.27 acres of land.

March 2002

Municipal Development Group
College Station, Texas

Note: This description has been computed from record data, and is not the product of a current on-the-ground survey. It is for zoning purposes only and is not for the purpose of land conveyance.

SPRING BRANCH ESTATES



REZONING

Case: 02-55

PROPOSED SPRING BRANCH ESTATES

City of College Station, Texas
DEVELOPMENT REVIEW

